

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
OCTOBER 11, 2006
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk () will include consideration of the appropriate environmental document.*

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: TRACY ELLIOT-YAWN

ITEM 1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM 2: **REQUESTS FOR ITEMS TO BE WITHDRAWN OR CONTINUED.**

ITEM 3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: Continued from September 20, 2006

QUINTERO RESIDENCE MOVE – PROJECT NO. 73169

City Council District: 4; Plan Area: Southeastern

STAFF: Kathy Henderson

Site Development Permit to maintain a move-on residence totaling 1,123 sq ft on a lot with an existing duplex at **4322 K Street** in the MF-3000 Zone of Southeastern San Diego Planned District within the Southeastern San Diego Community Plan. Exempt from Environmental. Report No. HO-06-233

RECOMMENDATION

Approve

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ITEM 5: ***DREEBEN RESIDENCE - PROJECT NO. 81725**

City Council District: 1 Plan Area: La Jolla

STAFF: Robert Korch

Coastal and Site Development Permit to add a second story addition of 1,291 square feet and a deck to an existing residence of 2,187 square feet and garage of 402 square feet on a 8,880 square foot lot **at 331 Sea Ridge Dr** in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay Zone (appealable area), Coastal Height Limit, Parking Impact Overlay , and Sensitive Coastal Resources. Negative Declaration No. 81725. Report No. HO -06-238

RECOMMENDATION:

Approve

ITEM 6: **FINESTRA LOFTS MAP WAIVER - PROJECT NO. 81497**

City Council District: 2 Plan Area: Centre City

STAFF: Pete Lynch

Map Waiver to create eight (8) residential condominium units and one (1) commercial condominium unit in a project presently under construction at **1943 India Street**, between W. Fir Street and W. Grape Street, in the Little Italy District of the Centre City Planned Area. Exempt from environmental. Report No. HO 06-247

RECOMMENDATION:

Approve

ITEM 7: ***GENESSEE PLAZA EXPANSION - PROJECT NO. 63208**

City Council District: 6; Plan Area: Clairemont

STAFF: Jeanette Temple

Planned Development Permit to Amend Permit Nos. 95-0199, 92-0216 and 89-0740 and Site Development Permit to demolish seven buildings totaling 355,490 square feet and construct five buildings totaling 397,811 square feet, for a new total of approximately 516,948 square feet of commercial retail space on 43.84 acre site located at properties including **5502-6050 Balboa Avenue & 4203-4375 Genessee Avenue** within the CC-1-3 zone and the Clairemont Mesa Height Limit and Community Plan Implementation Overlay Zones of the Clairemont Mesa Community Plan area. Mitigated Negative Declaration No. 63208. Report No. HO 06-253

RECOMMENDATION:

Approve

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ITEM 8: ***BALBOA MESA - PROJECT NO. 70797**

City Council District: 1 Plan Area: La Jolla

STAFF: Jeannette Temple

Planned Development Permit to Amend Planned Commercial Development No. 96-7779 and Site Development Permit to demolish four buildings totaling 13,096 square feet and construct four buildings totaling 29,430 square feet, for a new total of approximately 207,138 square feet of commercial retail space on 16.2 acre site located at **5401-5685 Balboa Avenue & 4104 Genesee Avenue** within the CC-1-3 zone and CN-1-2, Clairemont Mesa Height Limit and Community Plan Implementation Overlay Zones of the Clairemont Mesa Community Plan area. Mitigated Negative Declaration No. 70797. Report No. HO 06-252

RECOMMENDATION:

Approve

ITEM 9 **NEXTEL-TUNNEL I-15 - PROJECT NO. 30967**

City Council District: 3 Plan Area: Kensington Talmadge

STAFF: Karen Lynch-Ashcraft

Wireless communication facility consisting of six antennas mounted within a new faux chimney on the house located at 4004 Terrace Court. Associated equipment is proposed to be located behind a garage and enclosed with a new wood fence. Exempt from environmental. Report No. HO 06 -251

RECOMMENDATION:

Approve

ITEM 10: **1554 HORNBLEND MAPWAIVER - PROJECT NO. 102718**

City Council District: 2 Plan Area: Mid City – Pacific Beach

STAFF: Glenn Gargas

Coastal Development Permit and Map Waiver to waive the requirements for a Tentative Map in order to convert 4 existing residential dwelling units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.147-acre property. The project site is located at 1554 Hornblend Street, in the RM-2-5 Zone, Coastal Overlay Zone (non-applicable), Coastal Height Limit Overlay Zone and within the Pacific Beach Community Planning Area. Exempt from environmental. Report No. HO 06-256

RECOMMENDATION:

Approve